

## What do we need from landlords?

- ✓ Assured shorthold tenancies, ideally for 12 months, with an option to renew at the end of the agreement.
- ✓ All properties to be safe and free from any hazards or will be after repairs or improvements carried out (a loan or grant may be available to help bring properties up to standard).
- ✓ All furniture and white goods must meet fire and safety regulations.
- ✓ All properties must have suitable smoke alarm or alarms.
- ✓ A valid Gas Safe certificate must be issued at the start of the tenancy (where appropriate).
- ✓ The property must have an Energy Performance Certificate Rating of E or above or will do after repairs or improvements have been carried out (a loan or grant may be available to help bring properties up to standard).
- ✓ All properties to be in a clean condition, with light fittings, carpets or other floor coverings in all rooms.

For more information contact NSC Lettings Team:  
01934 426 483 • [lettingsteam@n-somerset.gov.uk](mailto:lettingsteam@n-somerset.gov.uk)



**MEARS** Housing Management

**NLCE** ✓  
National Landlords Code of Excellence Ltd



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# North Somerset Council Landlord Incentive Scheme – tenant ready grants and loans



- ✓ Incentives
- ✓ Free letting service
- ✓ Grants



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# Grants and loans – FAQs

## Tenant ready grant up to £1,000

### Is my property eligible for a tenant ready grant?

Tenant ready grants are available for properties not currently used by North Somerset Council (NSC) Lettings Team and accepted as suitable for the scheme.

### What sort of repairs or improvements are covered by the tenant ready grant?

Here are some examples of items that may be included on an application for grant:

- Smoke/carbon monoxide detectors.
- Tests or Surveys to produce EPC, gas/electric certificates to meet the 'how to rent' standard.
- Security measures – for example: locks.
- Safety measures – for example: window stays, handrails.
- Accessibility – for example: levelling of path, widening of doorway.
- Warmth – for example: upgrade of radiator/thermostats.

**For more information contact NSC Lettings Team:**  
**01934 426483 • lettingsteam@n-somerset.gov.uk**

### Are there any conditions attached to the tenant ready grant?

- The property must be available to a household referred by the NSC Lettings Team for an assured shorthold tenancy and available for a minimum 12 months.
- An application must be made on a NSC application form and given to a Lettings Officer to approve. Once approval is given and work completed, receipts/invoices for approved items must be given to the Letting Team and payment will be made after tenancy sign up.
- The grant will be reduced by the amount of any one-off payment made by NSC in respect of the property.
- For grants over £500, a Land Charge will be registered on the property for the initial 12 months term.

## Interest-free tenant ready loan up to £5,000

### Is my property eligible for an interest-free tenant ready loan?

Interest-free loans (in addition to the tenant ready grant) are also available for properties not currently used by the NSC Lettings Team and accepted as suitable for the scheme.

### What sort of repairs or improvements are covered by the loan?

Here are some examples of the type of repairs or improvements that may be included in a loan application:

- Replacement windows.
- New boiler and/or radiators.
- Bathroom or kitchen improvements.
- Electrical rewiring.
- Essential improvements to properties with F or G energy performance certificate ratings.

### Am I eligible for a loan?

Loans are administered on behalf of NSC by Wessex Resolutions CIC and are subject to their standard application and eligibility criteria. For more information about the loan application process, please contact Wessex Resolutions CIC [www.wrcic.org.uk/contact.php](http://www.wrcic.org.uk/contact.php)

### Are there any conditions attached to the loan?

- You must make the property available to a household referred by the NSC Lettings Team for an assured shorthold tenancy for a minimum of 12 months.
- WRCIC will obtain authority from NSC for the Loan.
- You must not start work before your loan is approved.
- NSC will approve improvements and check upon satisfactory completion before authorising payment which will be made after submission of invoice.
- A charge will be registered on the property for the duration of the loan.

## What other financial help is available?

### One off payments for 12 month tenancies

- Made to landlords new to the NSC lettings scheme.
- Payments will range from £250 to £500 depending on the size of the property.
- NSC will approve the payment – payable on tenancy sign up.
- For landlords who are also claiming improvement grant, the payment plus grant cannot exceed £1,000 in total.